

Minutes of the Land Use and Development Committee

The Land Use and Development Committee of the McLean County Board met on Thursday, April 5, 2007 at 4:45 p.m. in Room 400, Government Center, 115 E. Washington Street, Bloomington, Illinois.

Members Present: Chairman Gordon, Members Segobiano, Caisley, Rackauskas, Baggett and Ahart

Members Absent: None

Other Board Members Present: County Board Chairman Sweeney

Staff Present: Mr. John Zeunik, County Administrator;
Ms. Christine Northcutt, Recording Secretary,
County Administrator's Office

Department Heads/
Elected Officials
Present: Mr. Phil Dick, Director, Building and Zoning

Others Present: Mr. and Mrs. Robert Luke

Chairman Gordon called the meeting to order at 4:47 p.m. Chairman Gordon stated that the first order of business is consideration of the March 1, 2007 minutes. Hearing no additions or corrections, he placed the minutes of the March 1, 2007 Land Use and Development Committee meeting on file as submitted.

Chairman Gordon presented the bills from March, 2007 which have been reviewed and recommended for transmittal to the Land Use and Development Committee by the County Auditor. The prepaid total and the fund total is \$17,223.84. He asked for a motion to approve the bills.

Motion by Segobiano/Rackauskas to recommend approval of the February, 2007 bills as presented by the County Auditor. Motion carried.

Chairman Gordon stated that the first item for the Committee's consideration is an application by Mr. Robert Luke to approve a front setback vacation plat for Lot 26 Crestwicke South Subdivision which is located in Bloomington Township at 15878 Crestwicke Drive, Bloomington, File No. S-07-04.

**Member Baggett entered the Meeting at 4:51 p.m.

Chairman Gordon informed the Committee that this application takes place in the form of a public hearing. He called the public hearing to order at 4:49 p.m. He asked Mr. Phil Dick, Director, Building and Zoning, to present this item to the Committee. Mr. Dick informed the Committee that notice of this public hearing was published in *The Pantagraph* on March 17th as required by law. In addition, the adjacent property owners were notified as required.

Mr. Dick stated that this is a corner lot which is adjacent to the existing Crestwicke South existing Crestwicke South First Addition Subdivision. Mr. and Mrs. Robert Luke are proposing a front setback vacation of 30 feet rather than 40 feet. The 30 foot setback is consistent with the setback requirement in the Crestwicke South First Addition Subdivision. This lot will maintain the 40 foot recorded setback on the west property line where it is contiguous to other developed lots in the Crestwicke South Subdivision.

Mr. Dick advised the Committee that this lot is served by public water and sewer by the Bloomington Township Water District. Therefore, this is not a concern for the County Health Department. The County Highway Department staff has reviewed the setback vacation plat and recommends approval.

Chairman Gordon invited the applicant to address the Committee. Mr. Robert Luke introduced himself to the Committee. He thanked the Committee for their consideration. He stated that he and his wife are proposing to add a third garage to their home. In doing so, the garage would encroach into the existing setback by approximately 10 feet. Therefore, he is requesting a vacation of 10 feet of the current setback.

Chairman Gordon asked if there were any comments from any members of the County staff. Hearing none, he asked if there were any questions from any Members of the Committee.

Ms. Rackauskas asked if the new garage will have access to the new road. Mr. Luke responded that it will not have access to the new road. However, their home will become a part of the new Crestwicke South First Addition Subdivision.

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Chairman Gordon asked if there were any further questions from Members of the Committee. Hearing none, he asked if there were any parties present who wish to be heard.

Hearing none, Chairman Gordon declared the public hearing closed at 4:51 p.m. He asked if there were any further questions from Members of the Committee. Hearing none, he called for a motion.

**Member Caisley entered the Meeting at 4:54 p.m.

Motion by Segobiano/Ahart to recommend approval of an Application by Robert Luke to approve a front Setback Vacation Plat for Lot 26 of Crestwicke South Subdivision which is located in Bloomington Township at 15878 Crestwicke Drive, Bloomington, File No. S-07-04.
Motion carried.

Chairman Gordon asked if there were any other comments or questions from the Committee. Hearing none, he asked for a motion to adjourn.

Motion by Segobiano/Caisley to adjourn at 4:59 p.m.
Motion carried.

Respectfully submitted,

Christine Northcutt
Recording Secretary